

FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
THIRD FLOOR — COURT AND OFFICE BUILDING
40 CULPEPER STREET
WARRENTON, VIRGINIA 20186

APR - 4

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April 4, 2002

To: Brian Davis, Senior Planner
From: Richard Calderon, Senior Planner
Re: Donald K. Beaver RZ02-L-07 #6899-16-9372-000

The property in question is identified as suitable for medium density residential (4—6 dwellings per acre) in the adopted 1994 Comprehensive Plan. The proposed use would thus not conform with the currently adopted Comprehensive Plan.

The proposed use would not be in conformance with Virginia Department of Transportation plans either. In recent months the Virginia Department of Transportation alerted the County of its intentions to implement a long-standing plan to construct a grade-separated interchange at this location. The County has forcefully informed the Department that such action would not be appropriate, and is moving with all deliberate speed to block such action through the Comprehensive Plan.

The proposed use might conform with future County plans for this area. In the Draft Citizen Committee Comprehensive Plan Update Plan the property would be deemed suitable for Office-Institutional Uses. Food service, news and office supplies etc. would be considered suitable accessory uses. A stand-alone fast food establishment, with immediate access and close proximity to the Route 17 / 28 Intersection would be not conform with such a future plan, nor with traffic safety. However, were such a use integrated within an office park, it could conform with the Comprehensive Plan currently in preparation.

The County appointed Citizen Committee, which is formally against a grade-separated interchange at this location, is presently finalizing the Updated Plan proposal, and will be transmitting this Plan to the Planning Commission in early May.

Should you have further questions on these issues, do not hesitate to call.